

## Holland, Teresa

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**From:** Brian Wood [holmcon@bigpond.net.au]  
**Sent:** Monday, 12 September 2011 4:13 PM  
**To:** DCCEE - Residential Disclosure  
**Cc:** Bill Izard; billparry@pacific.net.au; 'Christine Byrne'; John Hutchinson; OCN Secretary; pam@ocn.org.au; Richard Gratton; Stephen Goddard; Steven King  
**Subject:** Mandatory Disclosure Submission  
**Attachments:** 110912OCNSubmission.docx

Please see attached a submission from the Owners Corporation of Australia Inc.

I am forwarding this from my private address on behalf of OCN.

We have not supplied detailed comments, as the general comments give our position clearly.

We welcome a further opportunity to contribute to clarifying matters relating to residential apartments in multi-unit residential buildings.

Brian Wood, Vice President.

## Submission Template

### Residential Buildings Mandatory Disclosure – Consultation Regulatory Impact Statement - July 2011

#### Overview

This submission template should be used to provide comments on Residential Building Mandatory Disclosure Consultation Regulatory Impact Statement (CRIS).

#### Contact Details

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<b>Date:</b>	12 September 2011

#### Confidentiality

All submissions will be treated as public documents, unless the author of the submission clearly indicates the contrary by marking all or part of the submission as 'confidential'. Public submissions may be published in full on the Department of Climate Change and Energy Efficiency or other relevant Government websites, including any personal information of authors and/or other third parties contained in the submission. If any part of the submission should be treated as confidential then please provide two versions of the submission, one with the confidential information removed for publication.

A request made under the *Freedom of Information Act 1982* for access to a submission marked confidential will be determined in accordance with that Act.

Do you want this submission to be treated as confidential?  Yes  No

#### Submission Instructions

Submissions should be made by **close of business on 12 September 2011**. The Department reserves the right not to consider late submissions. Please restrict your submission to 4 pages of comments

Where possible, submissions should be lodged electronically, preferably in Microsoft Word or other text based formats, via the email address – [residentialdisclosure@climatechange.gov.au](mailto:residentialdisclosure@climatechange.gov.au)

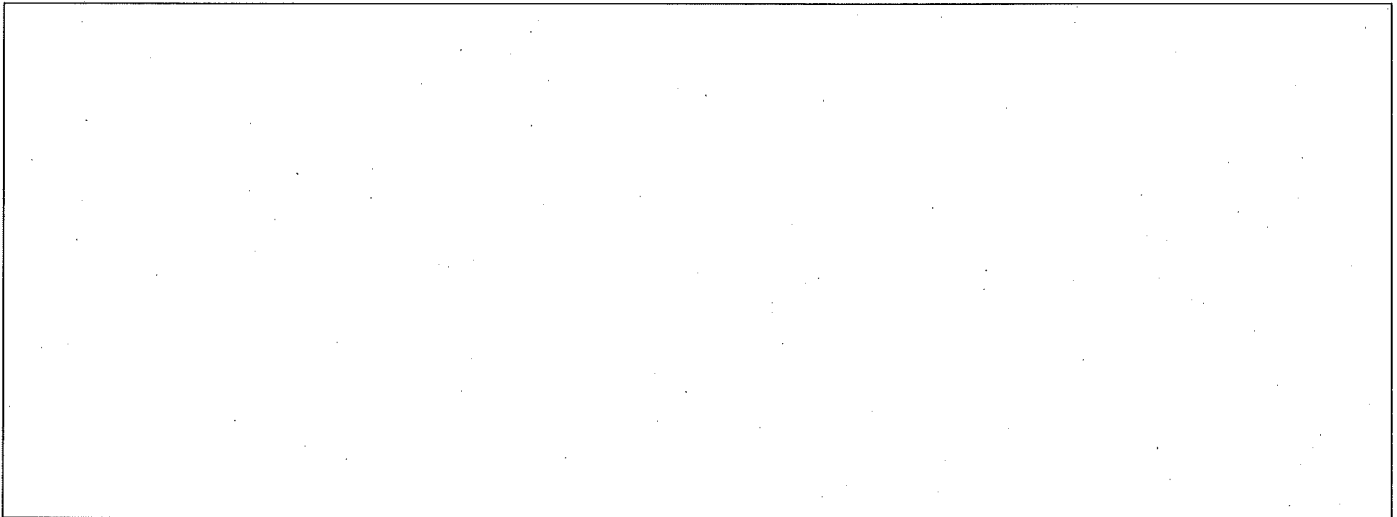
Submissions may alternatively be sent to the postal address below to arrive by the due date.

*Residential Energy Efficiency  
Department of Climate Change and Energy Efficiency  
GPO Box 854  
Canberra ACT 2601*

## Residential Buildings Mandatory Disclosure – Consultation Regulatory Impact Statement (CRIS)- July 2011

### General/overall comments

1. The Owners Corporation of Australia is a not-for-profit organisation representing owners of residential apartments in strata buildings. It is centred in NSW with chapters in other states.
2. The Allen Consulting study appears to be primarily centred on houses, not apartments as part of a multi-unit residential building. The study needs to be expanded to better cover multi-unit buildings, especially as in the major cities this is becoming the predominant form of residential dwelling.
3. A purchaser of a house can directly influence the fabric of the house and the energy usage, so the impacts in the report are real. A purchaser of an individual apartment in a multi-unit residential building has very little ability to influence either. The majority of the Owners Corporation will be required to agree on any changes, and in many cases it is simply impracticable to effect changes that may reduce energy consumption.
4. OCN recommends that if the present form of the proposals is to remain, apartments in multi-unit residential buildings are exempted. Alternatively, the proposals need to include, and differentiate between, aspects that can practically involve individual apartments, and otherwise aspects that become the responsibility of the Owners Corporation and to recognise that matters relating to the sale of an individual apartment are not easily linked to Owners Corporations.
5. The physical fabric of a multi-unit residential building is essentially common property belonging to the Owners Corporation. The individual owner possesses the cubic air space inside the common property. Generally the insulation values of the building cannot be altered or improved by an individual owner. It is possible but OCN has no record of it ever being done, that an individual owner may add insulation within the apartment. It is however feasible for an owner to add curtains and the like to cover windows – that is about all the owner can do. Option 3 of the present proposal would be acceptable to OCN for this aspect, but the assessment costs are viewed as excessive.
6. Energy usage is often lumped together as part of Owners Corporation costs. Gas usage for example is commonly measured through a single common meter, paid by the Owners Corporation, and allocated to owners as part of the owners' levies, split according to unit entitlements and not related to individual energy usage. There is no alternative until the time comes when apartments are individually metered, and this is unlikely in the majority of existing buildings. Option 3 could be used, but the positive effects will be minimal unless the Owners Corporation is linked in somehow.
7. OCN is agreeable to participating in further consideration of these matters.



<b>C-RIS Section number:</b> <i>[insert section number eg 3.1]</i>	<b>Comments</b> No detailed comments are included.